



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.)
Please check the appropriate review type and include the plan checklist document.

Office Use Only: Transaction #: <u>548-0031-2019</u> Planning Coordinator: <u>BOEVEN</u>			
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Development name (subject to approval): Dickens Place			
Property Address(es): 7100 Lead Mine Road			
Recorded Deed PIN(s): 1707043490			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: please attach purchase agreement when submitting this form.			
Company: Owner		Owner/Developer Name and Title: Tom Dickens, Owner	
Address: 7100 Lead Mine Road			
Phone #: (919) 951-9785		Email: N4963d@gmail.com	
APPLICANT INFORMATION			
Company:		Contact Name and Title: Bill Piver, PE	
William C. Piver, PE		Address: 2709 Scottsdale Lane	
Phone #: (919) 880-4217		Email: bill_piver@yahoo.com	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.81	
Zoning districts (if more than one, provide acreage of each): R-4 (0.464 Ac), R-6 (0.341)	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

Please continue to page two...

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: <u>0.09</u> Square Feet: <u>3,723</u>		Proposed Impervious Surface: Acres: <u>0</u> Square Feet: <u>0</u>	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide the following:			
Alluvial soils: _____			
Flood study: _____			
FEMA Map Panel #: _____			
NUMBER OF LOTS AND DENSITY			
Total # of townhouse lots:		Detached Attached	
Total # of single-family lots: <u>3</u>			
Proposed density for each zoning district (UDO 1.5.2.F): <u>R-4</u>			
Total # of open space and/or common area lots: <u>0</u>			
Total # of requested lots: <u>3</u>			

SIGNATURE BLOCK	
<p>In filling this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.</p> <p>I hereby designate <u>William C. Piver, PE</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: <u>Thomas B. Dickens</u>	Date: <u>6.21.19</u>
Printed Name: <u>Thomas B. Dickens</u>	
Signature: <u>Jane H. Dickens</u>	Date: <u>6.21.19</u>
Printed Name: <u>Jane H. Dickens</u>	

Preliminary Subdivision Plan Checklist

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Use this checklist as a guide for Preliminary Subdivision Review (UDO Section 10.2.5.) submittal requirements.
This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS

Mailed notification must be submitted with all preliminary subdivision applications. Mailed notice submission requirements include the following:

- Stamped, unsealed envelopes each containing a notification letter addressed to all property owners within 100' of subject parcel(s)
- A copy of the completed notification letter
- A copy of the list of all property owners within 100', with the address and PIN of each property
- A copy of a map showing all properties to be notified

NOTE: [Click here to download the letter template](#) and other helpful information.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Pre-application Conference Form: Per UDO Section 10.2.5.D.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Cover sheet and/or second sheet: include project name and location; copy of applications, site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s),</i> number of proposed lots, residential density and unit data; general notes; sheet index and legend defining symbols; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>structures, driveways, alleys</i>); and vegetation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Demolition plan: Clearly indicate items to be removed	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Proposed subdivision plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, etc.</i>); proposed property lines; setback/build-to lines; proposed streets, streetscape; sidewalks, walkways, trails; parking information (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3.</i>); open space and/or greenways (<i>UDO Section 2.5</i>); transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Zoning, Housing Type (UDO Section 2.1.2), # of Lots, Proposed use(s), Parking data; open space calculations; Building Type (UDO Section 1.4); Setback/Build-to; transitional protective yard type (UDO Section 7.2.4.A); street protective yard type (UDO Section 7.2.4.B.)</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please continue to page two...

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
6. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Proposed stormwater information: include preliminary stormwater quantity and quality summary and calculations information. If not required, provide notes indicating such and reference UDO section on front cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); include Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4 (If applicable)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: Revisions to previously approved preliminary subdivisions must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
3. List date of previously approved subdivision plan.	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
5. Provide updated site data table including number of proposed lots, open space calculations, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Provide documented history of impervious surfaces with dates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Search

Enter the beginning of an address and select from list. [Help](#)

Buffer Right-of-Way

If buffer goes into a right-of-way, use the measure tool to draw a line across the ROW. This will buffer the distance of the ROW. Use this buffer as a reference to add additional properties using the Add button below. Repeat for each ROW. [Help](#)

[Start Measure](#)

Manage Selected Properties

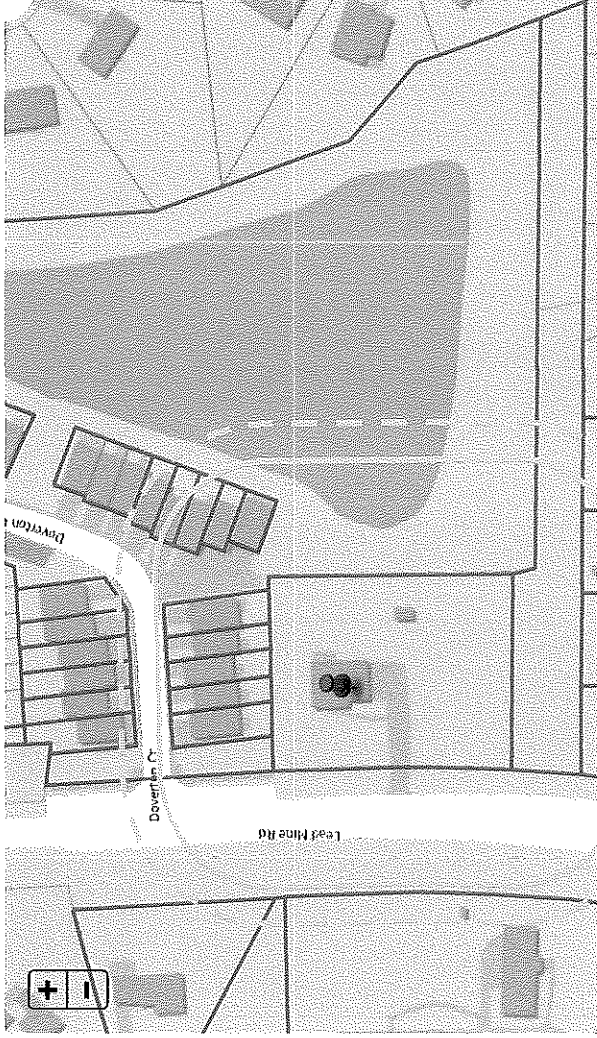
[Add](#) [Remove](#)

Single click on each property to add, double click on last property to finish selection.

Export

[Generate Labels](#)

[Export to CSV](#)



Owner	Address1	Address2	Address3
MARLOWE, WILLIAM ANDERSON III	3700 COMPUTER DR STE 280	RALEIGH NC 27609-6531	
RIVERA, PATRICIA	7228 DOVERTON CT	RALEIGH NC 27615-5816	
THARRINGTON, TRACI	7208 DOVERTON CT	RALEIGH NC 27615-5831	
RICHARD G HAIKAL REVOCABLE TRUST RICHARD G HAIKAL ...	7201 MINE SHAFT RD	RALEIGH NC 27615-6019	
SLOAN, SUSAN T	7205 MINE SHAFT RD	RALEIGH NC 27615-6019	
CROWLEY, PATRICK T CROWLEY, MARY A	7209 MINE SHAFT RD	RALEIGH NC 27615-6019	
DYKES, RANDALL THOMAS	7201 BLUFFSIDE CT	RALEIGH NC 27615-5902	
BUTTO, DONALD W DANIELS, RITA C	7220 DOVERTON CT	RALEIGH NC 27615-5831	
LUDEWIG, HEIDI K	7211 DOVERTON CT	RALEIGH NC 27615-5836	
BERENJIAN, MAZDA	12071 OLD FALLS OF NEUSE RD	WAKE FOREST NC 27587-9212	
MOORE, LINDSEY E	7222 DOVERTON CT	RALEIGH NC 27615-5816	
GREYSTONE MANOR TOWNHOMES ASSOC INC	COMMUNITY ASSOCIATION MANAGEMENT	PO BOX 79032	CHARLOTTE NC 28271-
DAVIS, ROBERT LEE	7203 DOVERTON CT	RALEIGH NC 27615-5836	
C KASSEM LLC	420 KAYWOODY CT	RALEIGH NC 27615-1532	
DONAHUE, BRANDON LEE	7200 DOVERTON CT	RALEIGH NC 27615-5831	
SCEARCE, LEDA	7205 BLUFFSIDE CT	RALEIGH NC 27615-5902	
PARKER, JANE C	7204 DOVERTON CT	RALEIGH NC 27615-5831	
THE MONTESSORI SCHOOL OF RALEIGH INC	7005 LEAD MINE RD	RALEIGH NC 27615-5905	
ESBRANDT, CHRISTOPHER OLSON, REBECCA	7226 DOVERTON CT	RALEIGH NC 27615-5816	
THOMPSON, KENT W THOMPSON, SANDRA M	7207 DOVERTON CT	RALEIGH NC 27615-5836	
LOTT, DANIEL SNYDER	7201 DOVERTON CT	RALEIGH NC 27615-5836	
SMITH, MICHAEL D SMITH, CHARLOTTE KEARSE	7205 DOVERTON CT	RALEIGH NC 27615-5836	
LUTHER, JOHN H LUTHER, JEANNE E	8524 CALDBECK DR	RALEIGH NC 27615-2548	
JONES, NATHANIEL TAYLOR SUGGS, ELIZABETH ASHLEY	7224 DOVERTON CT	RALEIGH NC 27615-5816	
DICKENS, THOMAS B DICKENS, JANE H	7100 LEAD MINE RD	RALEIGH NC 27615-5906	
CHERIAN, SNEHIT MATHEW CHERIAN, ANNAMARIA BABBO	107 NEW DEER LN	CARY NC 27518-9771	



WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Developer Company Information

Company Name	Tom & Jane Dickens
Company Phone Number	(919) 951-9785
Developer Representative Name	Bill Pierce, PE
Developer Representative Phone Number	(919) 880-4217
Developer Representative Email	bill_pierce@yahoo.com

New Residential Subdivision Information

Date of Application for Subdivision	
City, Town or Wake County Jurisdiction	Raleigh
Name of Subdivision	Dickens Place
Address of Subdivision (if unknown enter nearest cross streets)	7100 Lead Mine Road
REID(s)	0025480
PIN(s)	1707043490

Projected Dates Information

Subdivision Completion Date	11/30/19
Subdivision Projected First Occupancy Date	4/30/20

Lot by Lot Development Information

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range	Price Range	Anticipated Completion Units & Dates				
								Min	Max	Low	High	Year	# Units	Year
Single Family	3						3	2,700	3,500	650	750	2020	3	
Townhomes														
Condos														
Apartments														
Other														

Please complete email or fax to all:

WCPS

Debra Adams
dloadams@wcps.net

Judy Stafford
jstafford1@wcps.net

Fax: 919-431-7302

WAKE

Bill Shroyer
bill.shroyer@wakegov.

Fax: 919-856-6389

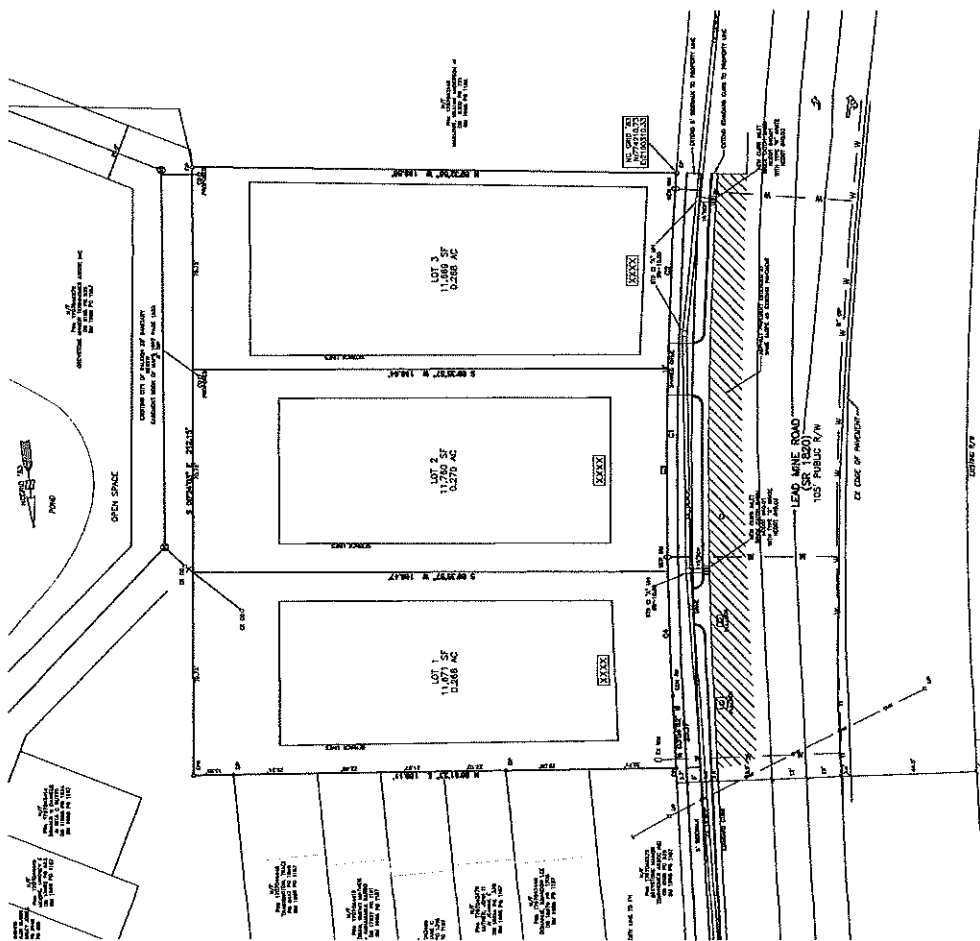
EXISTING IMPERVIOUS AREA: 3,723 SF 10.6%

William C. Piver, PE
2709 SCOTTSDALE AVE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE (919) 880-4217

SUBDIVISION
OF AN

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

0-3



Date: June 21, 2019

I Property Owner/Applicant: Tom & Jane Dickens

Address: 7100 Lead Mine Road

Dear Property Owner,

We have applied to the City of Raleigh Development Services Department for approval of a Preliminary Subdivision Plan near property you own. The subject property is located at the following address(es) and Parcel Identification Numbers:

7100 Lead Mine Road - PIN 1707043490

Attached is a preliminary plan showing our proposal. Specifically, this proposal is to:

Subdivide existing tract into 3 residential lots

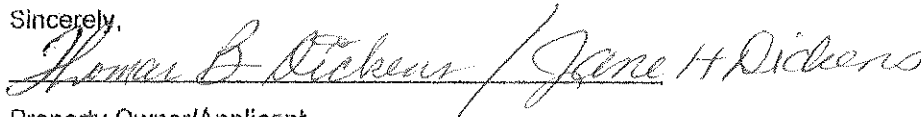
The application, plans, and status can be viewed on the city's website at www.raleighnc.gov, by searching for 'current development activity' in the search box and scrolling to 'Subdivision Cases (S)'.

More information can also be found by accessing the development plans layer in IMaps, the online mapping and property information system located at <http://maps.raleighnc.gov>.

Per Section 10.2.1.C of the city's Unified Development Ordinance we are required to provide this mailed notice to all properties within 100 feet. If you wish to discuss our application, you may reach me via phone at (919) 951-9785 or via email at N4963d@gmail.com

The Development Services Department can be reached at 919-996-2492 or currentplanning@raleighnc.gov.

Sincerely,



Property Owner/Applicant